Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch# 919043 DEEDWARR 09/20/2022 11:35:55 AM 2 pgs Fees: $13.00 Taxes: $2,460.50 20220920-0104524	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $665,000.00 Affiant Subscribed and sworn to before me, this the 14th day of September, 2022. Notary Public My commission expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel West	New Owner(s)	081-16-2B-306.00-CO
1125 10th Avenue North #306		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NADINE MAJAJ, A SINGLE WOMAN, AND SAVEENA MANN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL WEST**, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being land in Davidson County, Tennessee, being Unit No. 306 of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same Is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and Instrument Number 20201208-0142244, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 33.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee Limited Liability Company by Warranty deed from Cottage Partners LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180119-0005677 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 19, 2018.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Lflats, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181029-0106847 Register's Office for Davidson County, Tennessee, dated October 25, 2018 and recorded on October 29, 2018.

Being the same property conveyed to Nadine Majaj, Unmarried, and Saveena Mann, Unmarried, as Tenants in Common by Warranty deed from Lflats, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210408-0047084 Register's Office for Davidson County, Tennessee, dated April 07, 2021 and recorded on April 08, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1125 10th Avenue North #306, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of September, 2022.

Nadine Majaj

Saveena Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nadine Majaj and Saveena Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~14th~~ 13th day of September, 2022.

Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025